

PETITION FOR SPECIAL HEARING 84-307-SPH  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 806.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for off-street parking in a residential zone in accordance with Section 409.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and re. rations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
Morton P. Fisher, Jr.  
Gail M. Stern  
F. Frank, Bernstein, Conaway & Goldman  
1300 Mercantile Bank & Trust Bldg.  
Baltimore, Maryland 21201  
City and State  
Attorney's Telephone No.: 625-3500

Legal Owner(s):  
PAINTERS MILL LIMITED PARTNERSHIP  
(Type or Print Name)  
By: Norman E. Gerber, Director  
Signature: John Hahnigap, Vice President  
PAINTERS MILL JOINT VENTURE  
(Type or Print Name)  
By: Robert A. Merton, P.E., Chief  
Signature: Robert A. Merton, P.E., Chief  
c/o The Rouse Company  
Headquarters Building 992-6000  
Address  
Columbia, Maryland 21044  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Morton P. Fisher, Jr.  
Gail M. Stern  
F. Frank, Bernstein, Conaway & Goldman  
1300 Mercantile Bank & Trust Bldg.  
Address  
Phone No. 625-3500

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of March, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of May, 1984, at 11:00 o'clock A.M.

Cal Zola  
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

84-307-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

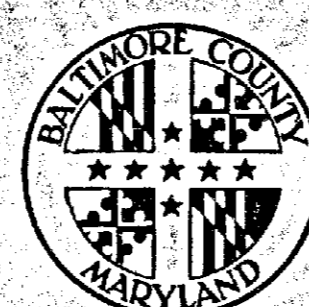
Your petition has been received and accepted for filing this 27th day of March, 1984.

ARNOLD JABLON  
Zoning Commissioner  
Petitioner: Painters Mill Ltd. Partnership  
Petitioner's Attorney: Fisher/Stern, Esq.  
Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

May 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #247 (1983-1984)  
Property Owner: Painters Mill Limited Partnership, et al  
N/S Proposed Red Run Blvd. 770' N/W Painters Mill and Meadow Road  
Acres: 125 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Subdivision Review Comments (October 26, 1982) and Supplementary Comments (April 9, 1984) were supplied by the Developers Engineering Division for this property (Project 82150).

This property was reviewed by the County Review Group October 28, 1982.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #247 (1983-1984).

Very truly yours,  
Robert A. Merton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Robert Covahey

P-W and T-SW Key Sheets  
39 - 41 NW 32 - 35 Pos. Sheets  
NW 10 & 11 H & I Topo  
67 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: April 20, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Painters Mill Limited Partnership, et al  
SUBJECT: 84-307-SPH

The Planning Board has recommended to the County Council that this site be zoned O2/OT and BM-CT on the 1984 Comprehensive Zoning Map.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

May 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #247 (1983-1984)  
Property Owner: Painters Mill Limited Partnership, et al  
N/S Proposed Red Run Blvd. 770' N/W Painters Mill and Meadow Road  
Acres: 125 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Subdivision Review Comments (October 26, 1982) and Supplementary Comments (April 9, 1984) were supplied by the Developers Engineering Division for this property (Project 82150).

This property was reviewed by the County Review Group October 28, 1982.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #247 (1983-1984).

Very truly yours,  
Robert A. Merton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Robert Covahey

P-W and T-SW Key Sheets  
39 - 41 NW 32 - 35 Pos. Sheets  
NW 10 & 11 H & I Topo  
67 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
4/4/84  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 3/27/84  
Item # 247  
Property Owner: PAINTERS MILL LIMITED PARTNERSHIP, ET AL  
Locations: N/S PROPOSED RED RUN BLVD. 770' N/W PAINTERS MILL & MEADOW RD.

Dear Mr. Jablon:

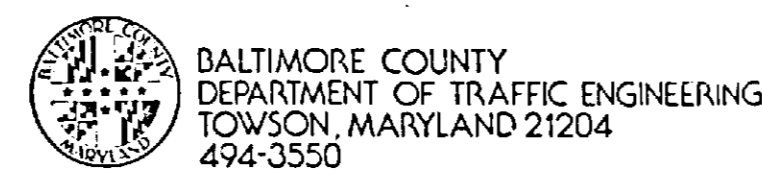
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be reviewed prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on 3/27/84.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is deficient bus service.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. T-600
- ( ) Additional comments:

James G. Howell  
Chief, Current Planning and Development

cc: James Howell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:



STPHEN E. COLLINS  
DIRECTOR

April 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 240, 241, 242, 243, 244, 246, 247, 249, and 250 Meeting of March 27, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 240, 241, 242, 243, 244, 246, 247, 249, and 250.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 247, Zoning Advisory Committee Meeting of March 22, 1984

Property Owner: Painters Mill Limited Partnership, et al

Location: N/S Proposed Red Run Blvd. District 4

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

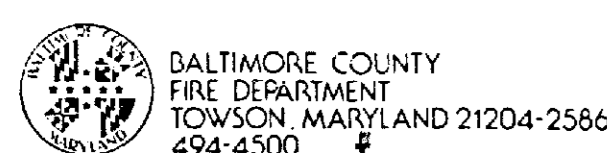
SS 20 1082 (1)

Zoning Item # 247 Zoning Advisory Committee Meeting of March 22, 1984  
Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.
  - ( ) The results are valid until
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
  - ( ) shall be valid until
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others: This site is subject to the Guyanese Falls Sewerage Reclamation imposed by the Md. St. Dept. of Health and Mental Hygiene. Building Permit approval will be withheld by this office until such time as the reclamation is listed and/or allocations are made for the increased sewerage loadings.  
No disturbance or development will be allowed on wetland soils in Green County.

Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE  
CHIEF

March 27, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Painters Mill Limited Partnership, et al

Location: N/S Proposed Red Run Blvd. 770' N/W Painters Mill & Meadow Road  
Item No.: 247 Zoning Agenda: Meeting of 3/27/84

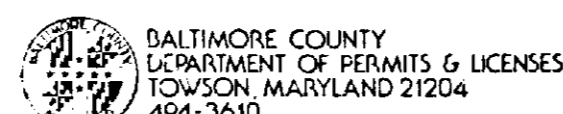
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWERS: [Signature] 3/27/84 Approved: [Signature] 3/27/84  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI JR.  
DIRECTOR

March 27, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 247 Zoning Advisory Committee Meeting are as follows:

Property Owner: Painters Mill Limited Partnership, et al  
Location: N/S Proposed Red Run Blvd. 770' N/W Painters Mill & Meadow Road  
Existing Zoning: R-1  
Proposed Zoning: Special Exception to approve a use permit for off-street parking is a residential zone.

Acres: 125  
District: 4th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aging and other applicable Codes.
- (B) A building/other miscellaneous permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments - Show locations of Handicapped Parking for approval - show signs, curb cuts, ramps, etc. Users shall not be compelled to pass behind parked cars. See State Code. Please be aware Baltimore County Department of Permits and Licenses is in the early stages of presenting the 1984 B.O.C.A. Codes for adoption. Assuming it is adopted plans filed after the effective date would be required to comply with the 1984 Code and its amendments. Do the bridges and roads over Red Run interfere with the Flood Plain? See Section 519 Note: While comments related only on the information provided by the owner, comments submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 M. Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burdum, Chief  
Plans Review

UEB:es

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
N/S Red Run Blvd. (proposed)  
770' NW of the Intersection of : OF BALTIMORE COUNTY  
Meadow & Painters Mill Rds.,  
4th District  
PAINTERS MILL LIMITED : Case No. 84-307-SPH  
PARTNERSHIP, et al.,  
Petitioners :

ENTRY OF APPEARANCE

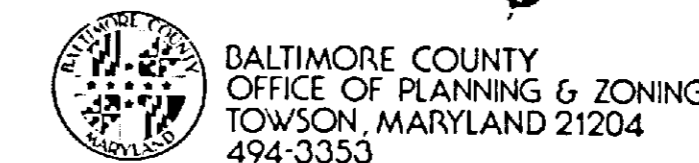
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 20th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Morton P. Fisher, Jr., Esquire, and Gail M. Stern, Attorney, Frank, Bernstein, Conaway & Goldman, 1300 Mercantile Bank & Trust Bldg., Baltimore, MD 21201, Attorneys for Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



ARNOLD JABLON  
ZONING COMMISSIONER

May 15, 1984

Gail M. Stern, Esquire  
1300 Mercantile Bank & Trust Building  
Baltimore, Maryland 21201

IN RE: Petition Special Hearing  
N/S of Red Run Boulevard  
(proposed), 770' NW of the  
intersection of Meadow and  
Painters Mill Roads - 4th  
Election District  
Painters Mill Limited Partnership, et al, Petitioners  
Case No. 84-307-SPH

Dear Ms. Stern:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon  
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

April 17, 1984

Morton P. Fisher, Jr., Esquire  
Gail M. Stern, Attorney  
1300 Mercantile Bank & Trust Building  
Baltimore, Maryland 21201

#### NOTICE OF HEARING

Re: Petition for Special Hearing  
N/S Red Run Blvd. (proposed), 770' NW of the  
Intersection of Meadow and Painters Mill Roads  
Painters Mill Limited Partnership, et al - Petitioners  
Case No. 84-307-SPH

TIME: 11:00 A.M.

DATE: Wednesday, May 9, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 128203

DATE: 3/15/84 ACCOUNT: R-01-615-000

AMOUNT: \$129.00

RECEIVED FROM: *[Signature]*  
FOR: *[Signature]*  
Painters Mill Limited Partnership

C 018\*\*\*\*\*1000010 6152A

VALIDATION OR SIGNATURE OF CASHIER

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-307-SPH

District: 4th Date of Posting: 4-22-84  
Posted for: Special Hearing  
Petitioner: Painters Mill Limited Partnership, et al  
Location of property: N/S Red Run Blvd. (proposed), 770' NW of the  
Intersection of Meadow and Painters Mill Roads  
Location of Sign: Intersection of Existing Painters Mill Road and  
Redacted Painters Mill Road  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: 4-22-84  
Number of Signs: 1

#### PETITION FOR SPECIAL HEARING

4th Election District  
Petition for Special Hearing  
N/S Red Run Blvd. (proposed), 770' NW of the  
Intersection of Meadow and Painters Mill Roads  
Painters Mill Limited Partnership, et al - Petitioners  
Case No. 84-307-SPH  
DATE & TIME: Wednesday, May 9, 1984 at 11:00 A.M.  
LOCATION: Room 106, County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing on the  
Petition for Special Hearing under Section 500.7 of the Baltimore  
County Zoning Regulations, to determine whether or not the Zoning  
Commissioner and/or Deputy Zoning Commissioner should approve a use  
permit for off-street parking in a residential zone in accordance with Section  
409.4 of the Baltimore County Zoning Regulations.  
Being the property of Painters Mill Limited Partnership, et al, as shown on plat  
filed with the Zoning Department.  
In the event that this Petition is granted, a building permit may be issued within  
the thirty (30) day appeal period. The Zoning Commissioner will, however,  
entertain any request for a stay of the issuance of said permit during this period  
for good cause shown. Such request must be received in writing by the date of  
the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

#### LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., April 20, 1984

THIS IS TO CERTIFY that the annexed Petition for Special  
Hearing was published for one successive weeks/days previous to the  
hearing on the 20th day of April, 1984, in the  
☐ Carroll County Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.  
☐ South Carroll Herald, a weekly newspaper published  
in Eldersburg, Carroll County, Maryland.  
☒ Community Times, a weekly newspaper published  
in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984

THIS IS TO CERTIFY that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on one time  
of one time before the 5th day of May, 1984, the first publication  
appearing on the 12th day of April, 1984.

THE JEFFERSONIAN

*[Signature]*  
Manager

Cost of Advertisement, \$ 22.00



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

May 4, 1984

Morton P. Fisher, Jr., Esquire  
Gail M. Stern, Esquire  
Frank, Bernstein, Conaway & Goldman  
1300 Mercantile Bank & Trust Building  
Baltimore, Maryland 21201

Re: Petition for Special Hearing  
N/S Red Run Blvd. (proposed), 770' NW of  
Intersection of Meadow & Painters Mills Rds.  
Painters Mill Limited Partnership - Petitioner  
Case No. 84-307-SPH

Dear Sir and Madam:

This is to advise you that \$57.37 is due for advertising and posting  
of the above property.

This fee must be paid and our zoning sign and post returned on the day  
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and  
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,  
Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130225

DATE: 5-9-84 ACCOUNT: R-01-615-000

AMOUNT: \$57.37

RECEIVED FROM: *[Signature]*  
FOR: *[Signature]*  
Painters Mill Limited Partnership

C 332\*\*\*\*\*572710 6095A

VALIDATION OR SIGNATURE OF CASHIER

#### KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable: KIDDENGR

Telex: 57769

1020 Cromwell Bridge Road  
Baltimore, Maryland 21204  
(301) 321-5500

#### DESCRIPTION

Direct Dial Number

125 ACRE PARCEL, NORTHSIDE OF PROPOSED RED RUN BOULEVARD, 770 FEET

NORTHWEST OF PAINTERS MILL AND MEADOW ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for a Parking Permit in a RC-3 Zone, and in  
DR-16 and DR-1 Residential Zones.

Beginning on the north side of proposed Red Run Boulevard at a  
point distant N 46° W 770 feet, more or less, from the point of  
Intersection of the south side of Meadow Road and the northwest side of  
Painter's Mill Road, running thence five courses: (1) N 47° 23' 55" E 500  
feet, more or less, (2) N 24° 12' 55" E 90 feet, more or less,  
(3) N 21° 17' 17" W 250 feet, more or less, (4) N 18° 03' 17" E 440  
feet, more or less, and (5) N 22° 13' 00" W 486.1 feet, thence binding on  
the southerly right-of-way line the proposed Northwest Expressway and  
continuing to bind on the easterly right-of-way line of the proposed  
Owings Mills Boulevard, twenty four courses: (6) N 62° 55' 07" W 100.1  
feet, (7) N 82° 28' 49" W 104.4 feet, (8) N 68° 24' 24" W 202.9 feet, (9)  
N 64° 30' 58" W 102.9 feet, (10) N 58° 32' 00" W 257.6 feet,  
(11) N 37° 42' 02" W 111.7 feet, (12) N 67° 35' 32" W 100.9 feet,  
(13) N 85° 25' 43" W 91.1 feet, (14) S 83° 55' 37" W 185.7 feet,  
(15) S 79° 12' 02" W 44.3 feet, (16) S 79° 12' 02" W 151.2 feet  
(17) S 85° 35' 05" W 177.6 feet, (18) S 56° 49' 53" W 153.4 feet,

CONSULTING ENGINEERS

#### KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

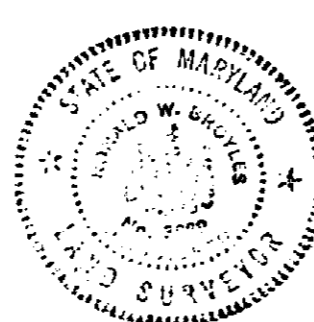
(19) S 84° 36' 11" W 131.5 feet, (20) N 84° 51' 11" W 105.9 feet,  
(21) S 67° 19' 34" W 202.2 feet, (22) S 71° 05' 36" W 301.0 feet,  
(23) S 64° 32' 50" W 101.9 feet, (24) S 72° 59' 41" W 100.1 feet,  
(25) S 81° 39' 10" W 99.0 feet, (26) S 70° 30' 17" W 167.3 feet,  
(27) S 49° 35' 24" W 165.4 feet, (28) southwesterly, by a curve to the  
left with a radius of 668.51 feet, the arc distance of 285.8 feet,  
(29) S 23° 05' 52" W 166.57 feet, (30) S 30° 31' 40" W 95.3 feet,  
(31) S 00° 41' 51" E 174.1 feet, (32) S 06° 52' 08" E 188.2 feet,  
(33) S 00° 22' 44" W 146.9 feet, (34) S 56° 29' 01" E 62.1 feet  
(35) S 23° 28' 09" E 343.17 feet and (36) S 22° 57' 44" E 42.8 feet,  
thence binding on the north side of said Red Run Boulevard,  
(37) easterly, 3000 feet, more or less to the place of beginning.

Containing 125 acres of land, more or less.  
Saving and excepting all of the above described property currently zoned commercial.

RWB/rjm

J.O. 1-81272

February 17, 1984



#### PETITION FOR SPECIAL HEARING

4th Election District

ZONING: Petition for Special Hearing  
LOCATION: North side Red Run Boulevard (proposed), 770 ft. Northwest  
of the intersection of Meadow and Painters Mill Roads  
DATE & TIME: Wednesday, May 9, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore  
County Zoning Regulations, to determine whether or not the Zoning  
Commissioner and/or Deputy Zoning Commissioner should approve  
a use permit for off-street parking in a residential zone in accordance  
with Section 409.4 of the Baltimore County Zoning Regulations

Being the property of Painters Mill Limited Partnership, et al, as shown on  
plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within  
the thirty (30) day appeal period. The Zoning Commissioner will, however,  
entertain any request for a stay of the issuance of said permit during this period  
for good cause shown. Such request must be received in writing by the date of the  
hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL HEARING  
N/S of Red Run Boulevard  
(proposed), 770' NW of the  
Intersection of Meadow and  
Painters Mill Roads - 4th  
Election District  
Painters Mill Limited Part-  
nership, et al,  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-307-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a use permit for off-street parking in  
residentially zoned areas, as described on Petitioners' Exhibit 1.

The Petitioners, represented by Counsel, presented testimony and evidence  
from Richard Smith, an engineer with Kidde Consultants, Inc.; Fred Grove, a  
registered engineer specializing in traffic; and John Hannigan, the Development  
Director of The Rouse Company. There were no Protestants.

Testimony indicated that the subject property is zoned primarily B.M.-C.T.  
with some residential zoning around its property lines. The northern part of  
the site is zoned D.R.16, to the southeast it is zoned D.R.1, and to the south  
it is zoned R.C.3. The zoning lines are more clearly shown on Petitioners'  
Exhibit 3. The Petitioners have received preliminary approval by the County Re-  
development Group (CRG) to construct a shopping center on the property, which is lo-  
cated in the Owings Mills Town Center and bordered by State and County property  
and roads. The proposed Owings Mills Boulevard, a primary access route to the  
town center, will be adjacent to the site. The Baltimore County Planning Board  
has recommended to the Baltimore County Council that the residential zones iden-  
tified above be rezoned to O-2/O-T and B.M.-C.T. on the 1984 Comprehensive  
Zoning Maps, which, if effected, would make this request moot. However, the Pe-  
titioners wish to proceed as quickly as possible and, therefore, have filed this  
Petition.

ORDER RECEIVED FOR FILING  
DATE: 5/17/84  
FILED: 5/17/84

The request made here is to allow parking for the shopping center in the residential zones. There are no residences in the area which would be affected by the parking. Testimony from the Petitioners' experts is clear that there would be no adverse impact if the parking were allowed and that all of the precedent conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (BCZR) will be met.

The Petitioners seek relief from Section 409.4, pursuant to Section 502.1, BCZR.

After reviewing all of the testimony and evidence presented, it appears that the use permit as applied for should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. *Schultz v. Pritts*, 632 Md 1319 (1981).

Pursuant to the advertisement, posting of property, and public hearing held and it appearing that by reason of the requirements of Section 502.1 have been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, BY *St* day of May, 1984, that the Petition for Special Hearing for a

use permit for off-street parking in residentially zoned areas be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (2PAC), which are adopted in their entirety and made a part of this Order.
2. The parking areas shall be of a durable and dustless surface, subject to Section 409.2.c.2, BCZR, and Section IX.A.2, CMOP.
3. The actual configuration of the parking areas shall be approved by the CRG and meet its requirements.
4. The notes delineated on Petitioners' Exhibit 1 shall be complied with and enforced.
5. A detailed landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.
6. No building permit shall be issued until such time as the sewer moratorium is lifted and all conditions as required herein have been satisfied.
7. The relief prayed for here shall be subject to Section 502.3, BCZR.

*CSA*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE *May 15, 1984*  
BY *Stacy P. Langley*  
CLERK OF BALTIMORE COUNTY

- 3 -

# PETITIONER'S PROFESSIONAL RESUME EXHIBIT 2 RICHARD L. SMITH

Mr. Smith was born in Baltimore, Maryland and has principally lived in Maryland, graduating from Westminster High School in 1951. At this time he joined the firm of Whitman, Requardt and Associates as a "Jr. Draftsman". Mr. Smith rose from that position to that of a Structural Layout Draftsman in the four year period he was with that firm.

In 1954, Mr. Smith was employed by the Bureau of Engineering for Baltimore County in the design of small utility extensions for that county.

In 1955, Mr. Smith joined the firm of Kidde Consultants, Inc. (formerly Matz, Childs and Associates, Inc.) and has been associated with this firm to this date, rising from a designer-draftsman in the area of utility design work to his present position of an Associate of the firm and a Project Engineer. Within this organization, Mr. Smith has been principally associated with commercial and residential land development in the Urban Planning and Development Division. Within this division, Mr. Smith is heavily involved in land use planning and zoning and supervises other designers and draftsmen in the preparation of engineering plans.

Mr. Smith has also been responsible for the preparation of over 200 zoning cases and has testified before the Baltimore County Zoning Commissioner, the Baltimore County Board of Zoning Appeals, the Zoning Commissioner of Anne Arundel County, the County Commissioners of Howard County and Carroll County, and the Board of Zoning Appeals for Baltimore City.

Mr. Smith has attended McCoy College and has graduated from the U.S. Army Command and General Staff School and has recently completed a 2 year program of studies with the U.S. Army National Defense University. In this regard, Mr. Smith among his other activities and responsibilities is presently Commander of The Maryland Military Academy of the Maryland Army National Guard, holding the rank of Colonel.

Some of the projects which Mr. Smith has been associated with are as follows:

Subdivisions		
Kings Park	Springbrook	Randall Ridge
Blackthorn	Ruxton Crossing Townhouses	Highpoint
Bell Farm Estates	Springwood	Rippling Estates
Dumbarton Heights	Velvet Valley	Pinedale Woods
Stevenson Ridge	Midfield	Five Springs
Perring Park	Fox Ridge Manor	

Resume  
Richard L. Smith  
Page Two.

## Commercial

One Mile West Shopping Center	Holiday Inns
40 West Shopping Center	Loch Raven Shopping Center
Parkville Shopping Center	Restaurant Sites for Various Local
Greenspring Mall	and National Restaurant Chains
Yorkridge Shopping Center	Ramada Inns
Golden Ring Mall	Security Square Mall
North Wall	Gas Station Sites for Various Oil
Hechinger Stores	Companies
Giant Food Stores	Jiffy Lube International, Inc.

## Condominiums, Garden Apartments, and Mid-Rise Apartment Buildings

1 Slade Avenue	Brookshire
7 Slade Apartments	Stillpond
King's Court	130 Slade Apartments
Twin Lakes Apartments	Hillcrest Apartments
Greenspring Apartments	Woodholme Manor
Balmoral Apartments	Pomona

## Recreational & Community Facilities

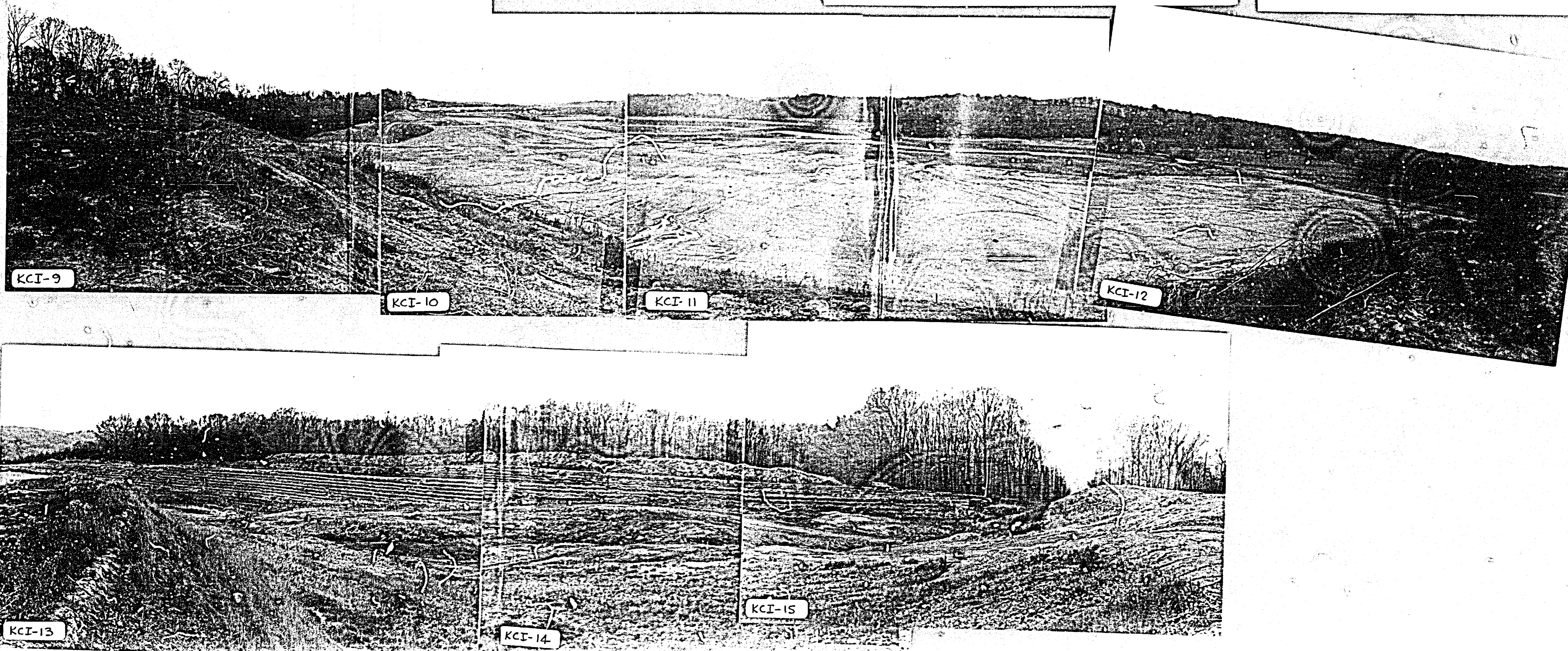
Woodholme Country Club	40 West Racquet Club
Greenspring Racquet Club	Mercantile Club
Beth Tfiloh Day Camp	Jewish Community Center (Owings Mills)

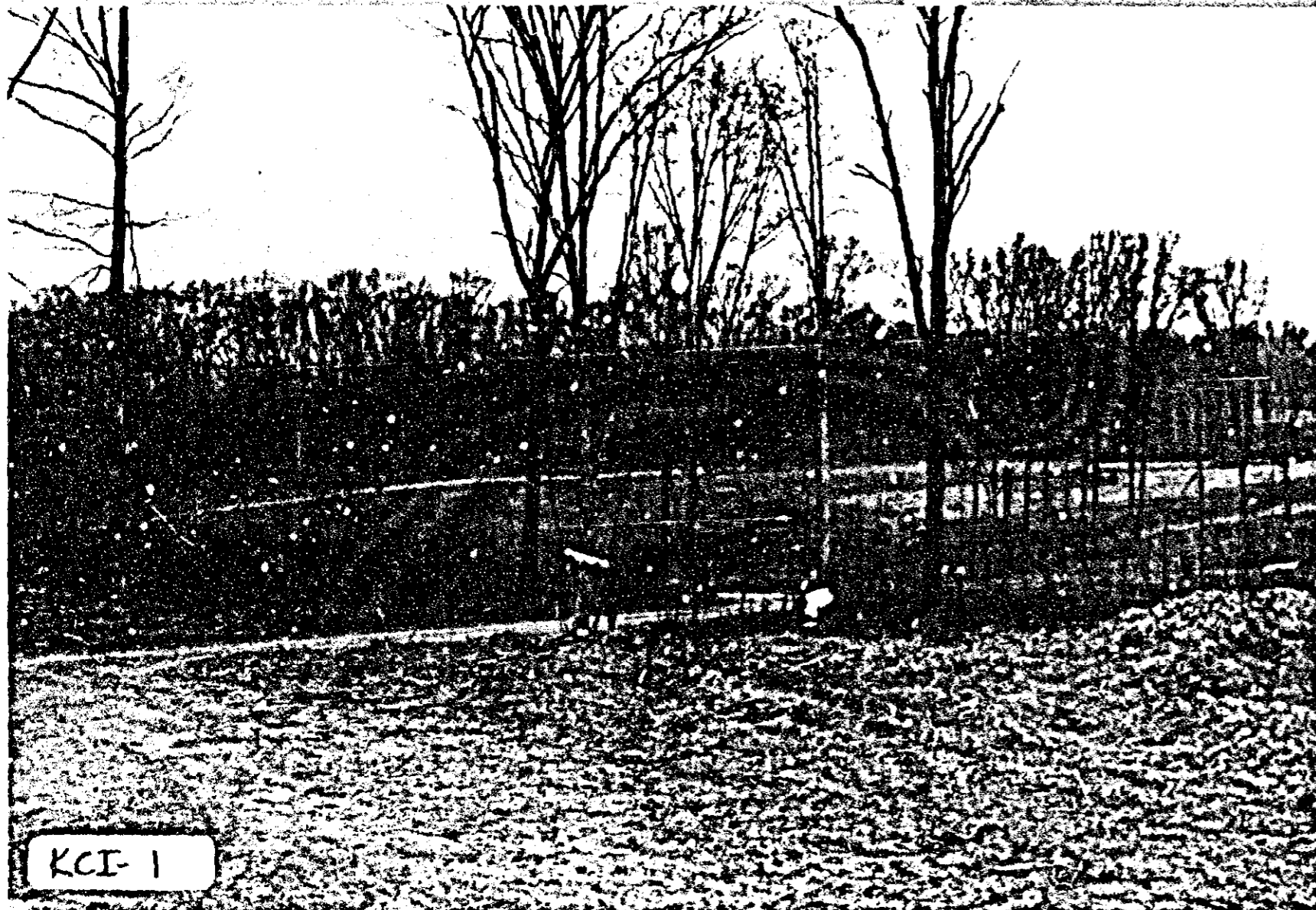
## Industrial Parks & Sites

Baltimore Spice Company	Federal Armored Express
Maryland Cup Company	Ryder Truck Company
Melco Plastics	Maryland Milk Cooperative
Security Industrial Park	Pulaski Industrial Park
Canton Industrial Park	White Truck Company

## Office Buildings & Banks

Bochum Square Office Complex	Security Office Park
Grempler Building (Towson)	Union Trust Company
Pikesville Plaza Building	Standard Federal Savings & Loan Assoc.
Greenspring Station	Bosley Building (Towson)

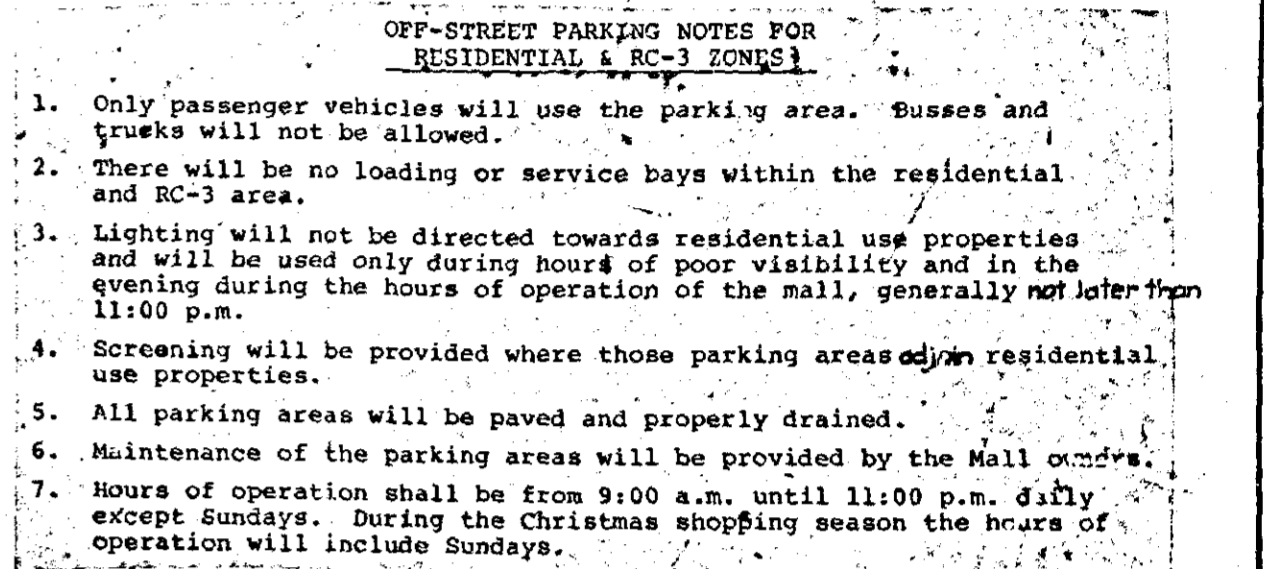




KCI- 1



KCI- 2



## GENERAL NOTES

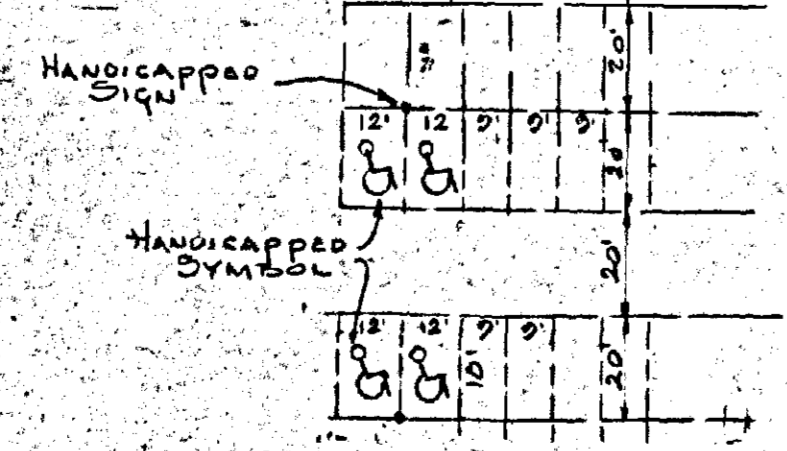
1. TOTAL AREA OF SITE 125 AC ±  
2. EXISTING ZONING OF SITE : DM-CT-8, DR-16, DR-10, DR-1, AND RC-3  
3. EXISTING USE OF SITE VACANT LAND  
4. PROPOSED USE OF SITE TOWN CENTER  
5. PROPOSED ZONING OF SITE DM-CT, DR-16, DR-1, AND RC-3  
6. FOR PARKING CALCULATIONS SEE PARKING TABULATION THIS PLAN  
7. SITE IS LOCATED IN THE RED RUN - GWYNN'S FALLS DRAINAGE AREA.  
8. AMENITY OPEN SPACE:  
A. REQUIRED - 125 AC @ 1.00% = 12.5 AC ±  
B. PROPOSED - (SHADED AREAS OF PLAT) = 15.0 AC ±  
+ (AMENITY OPEN SPACE IN MAIL) = 1.0 AC ±  
TOTAL PROPOSED = 16.0 AC ±

**PETITIONER'S  
EXHIBIT** 1

NOTE: This plan is a preliminary representation of possible future development. The program shown and parking calculation are accurate given the present level of planning and design. However, the plan due to its preliminary nature is subject to revision and change.

PLAT TO ACCOMPANY PETITION  
FOR USE PERMIT FOR PARKING IN  
RESIDENTIAL ZONES AT

OWINGS MILLS TOWN CENTER  
ELECTION DISTRICT NO. 4  
SCALE: 1"=100'  
BALTIMORE COUNTY, MD.  
FEBRUARY 24, 1984



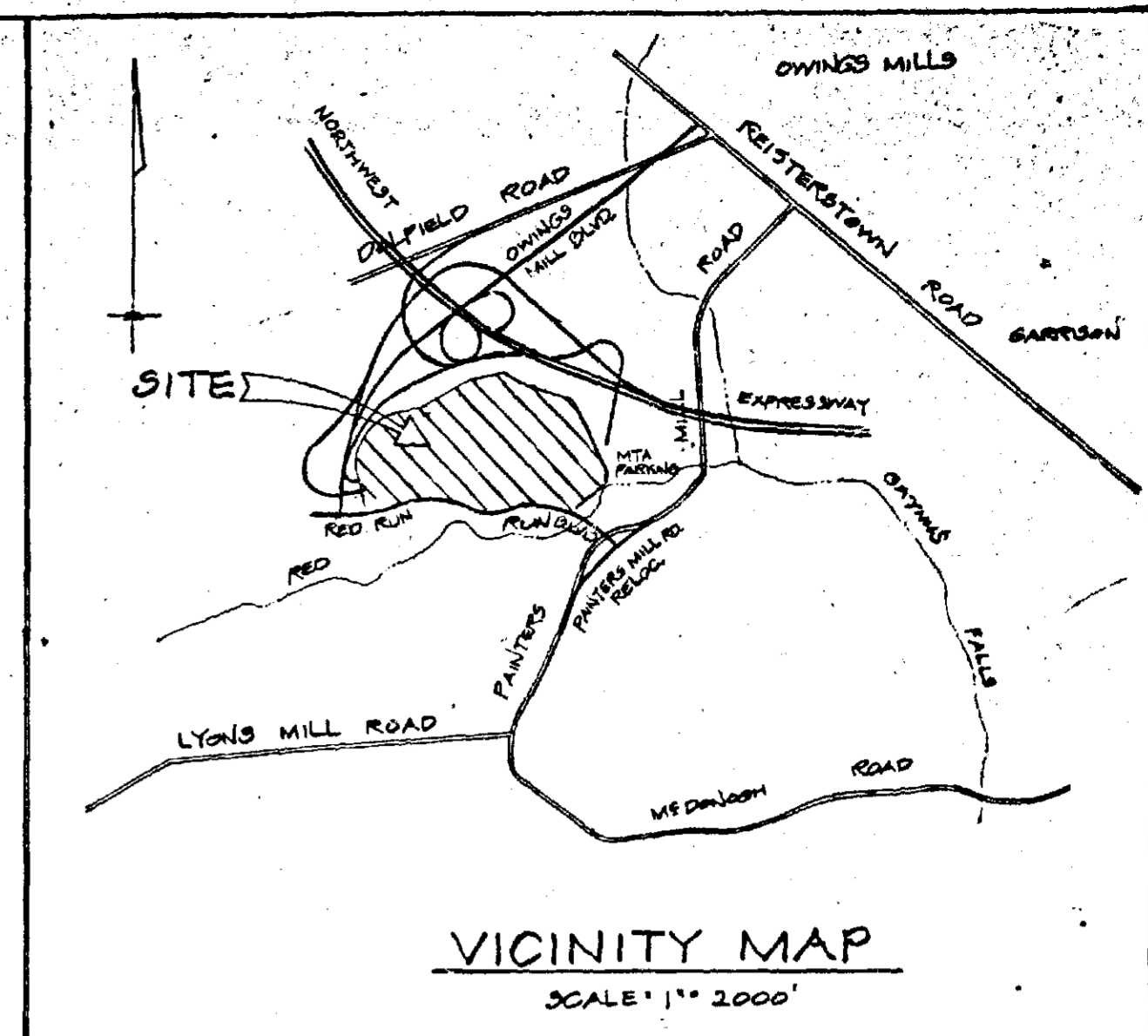
TYPICAL PARKING BAY  
SCALE: 1" = 50'

NOTE: HANDICAPPED SPACES (12' WIDE) WILL BE PROVIDED.

**KIDDE**  
**CONSULTANTS, INC.**  
CONSULTING ENGINEERS  
BALTIMORE, MARYLAND



NOTE: This plan is a preliminary representation of possible development. The program shown and parking calculation are accurate given present level of planning and design. However, the plan due to its preliminary nature is subject to revision and change.



- OFF-STREET PARKING NOTES FOR RESIDENTIAL & RC-3 ZONES
1. Only passenger vehicles will use the parking area. Buses and trucks will not be allowed.
  2. There will be no loading or service bays within the residential and RC-3 area.
  3. Lighting will not be directed towards residential use properties and will be used only during hours of poor visibility and in the evening during the hours of operation of the mall, generally not later than 11:00 p.m.
  4. Screening will be provided where those parking areas adjoin residential use properties.
  5. All parking areas will be paved and properly drained.
  6. Maintenance of the parking areas will be provided by the Mall owners.
  7. Hours of operation shall be from 9:00 a.m. until 11:00 p.m. daily except Sundays. During the Christmas shopping season the hours of operation will include Sundays.

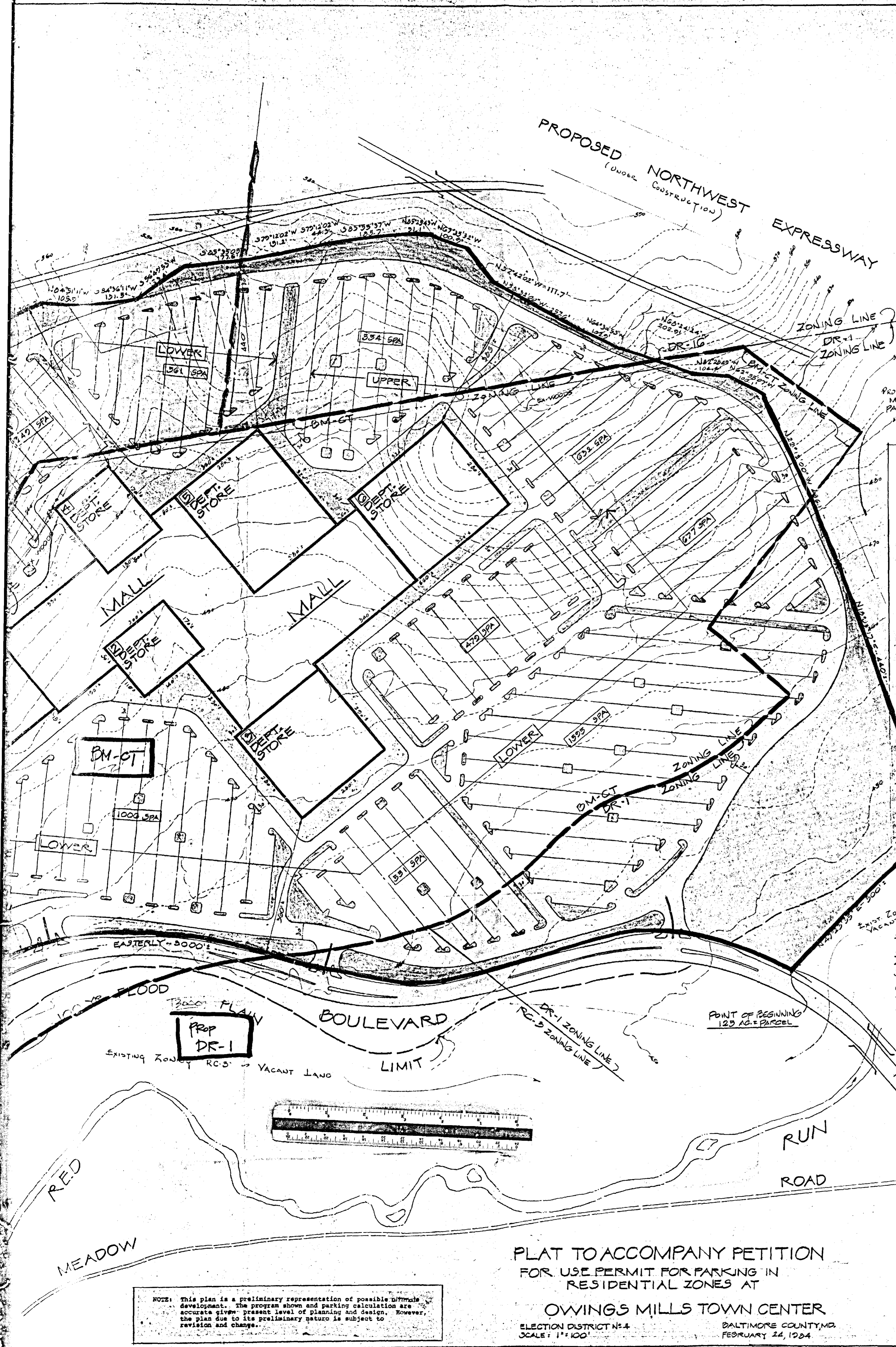
**PARKING COMPARISON**

OWINGS MILLS TOWN CENTER  
PLAN H-10 (2 LEVEL CENTER / 3 LEVEL BAMBERGER'S)  
ULTIMATE - RETAIL CENTER AND OFFICE (At grade parking and no sharing)

DESCRIPTION	BALTIMORE COUNTY CODE FLOOR AREA (SQ. FT.) BY DESIGNATED USE (CBA)	SPACES REQUIRED BY DESCRIPTION	PARKING SPACES PROVIDED
<b>RETAIL</b>			
Store #1	188,000 Retail @ 1/200 3,000 Restaurant @ 1/50 9,000 Office @ 1/500 (2nd floor)	940 60 18	1,018
Store #2	60,000 Retail @ 1/200	300	
Store #3	144,500 Retail @ 1/200 3,000 Restaurant @ 1/50 2,000 Office @ 1/500 (2nd floor)	722.5 60 4	786
Store #4	75,000 Retail @ 1/200	375	
Store #5	180,000 Retail @ 1/200	900	
Store #6	174,500 Retail @ 1/200 3,000 Restaurant @ 1/50 2,000 Office @ 1/500 (2nd floor)	872.5 60 4	936
Mall Developer (TRC)	580,900 Retail @ 1/200 25,000 Restaurant @ 1/50 8,000 Office @ 1/500 (2nd floor)	2,904.5 500 16	3,420
<b>TOTALS</b>	1,402,900 Retail 34,000 Restaurant 31,000 Office	7,014.5 680 42	7,737
81,457,900 S.F.			
HANDICAP PARKING REQUIRED & PROVIDED = 0.8			
<b>OFFICE</b>			
Build 1	20,000 1st Floor @ 1/300 240,000 Upper @ 1/500	67 480	551
Build 2	19,000 1st Floor @ 1/300 151,000 Upper @ 1/500	63 302	367
<b>TOTALS</b>	39,000 1st Floor 391,000 Upper	130 782	918
2430,000 S.F.			
HANDICAP PARKING REQUIRED & PROVIDED = 1.8			

**GENERAL NOTES**

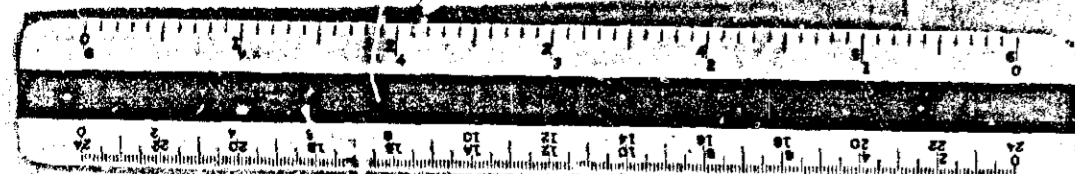
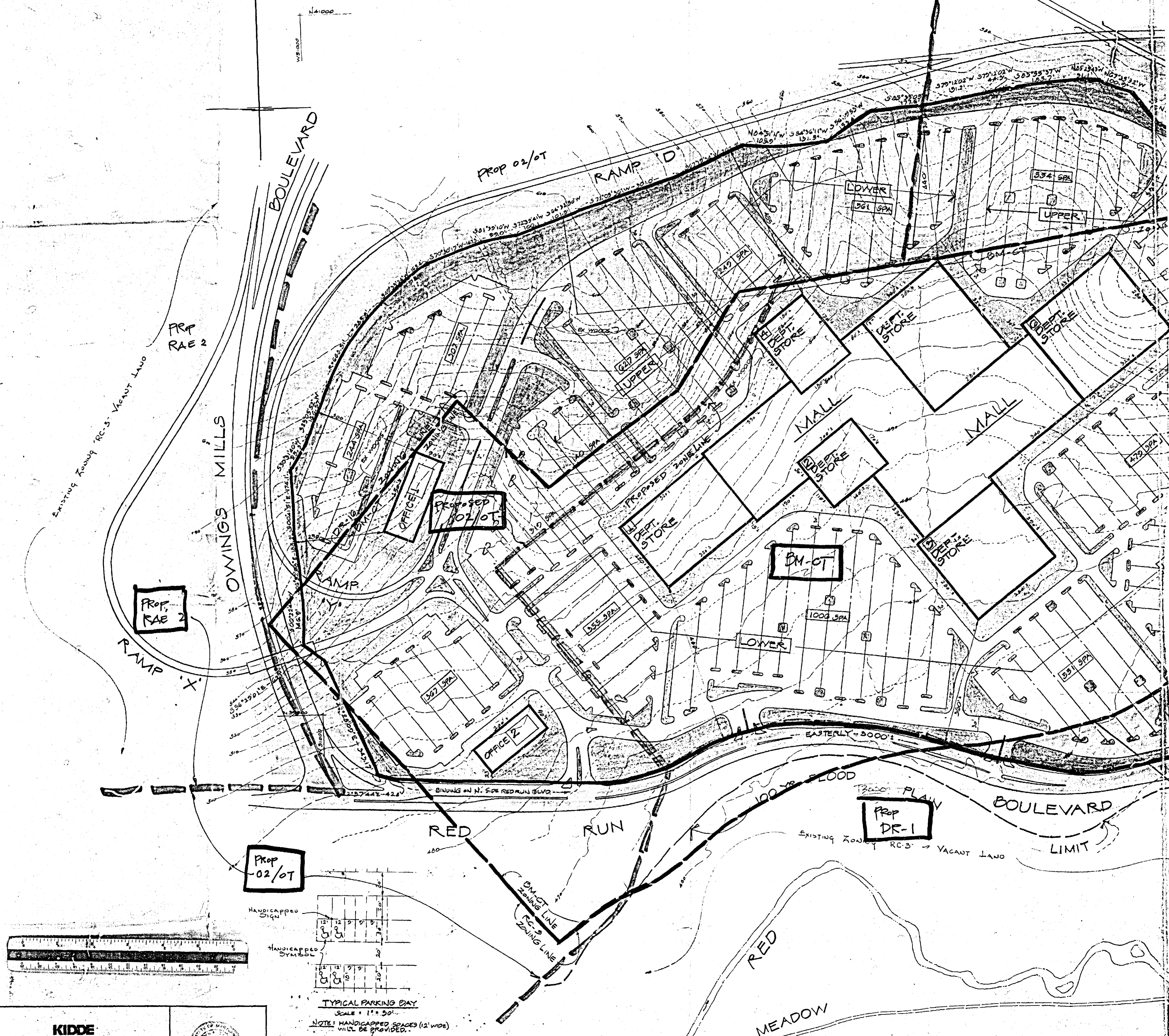
1. TOTAL AREA OF SITE 125 AC±
2. EXISTING ZONING OF SITE: DM-CT 81.5 AC±, DR-1G 28 AC±, DR-1 14.7 AC±, AND RC-3 1.0 AC±
3. EXISTING USE OF SITE VACANT LAND
4. PROPOSED USE OF SITE TOWN CENTER
5. PROPOSED ZONING OF SITE DM-CT, DR-1G, DR-1, AND RC-3 WITH A PARKING PERMIT.
6. FOR PARKING CALCULATIONS SEE PARKING TABULATION THIS PLAN
7. SITE IS LOCATED IN THE RED RUN - GWYNNS FALLS DRAINAGE AREA.
8. AMENITY OPEN SPACE:
  - A. REQUIRED - 12.5 AC @ 1.00% = 12.5 AC±
  - B. PROPOSED - (SHADED AREAS OF PLAT) = 13.0 AC±
  - + (AMENITY OPEN SPACE IN MALL) = 1.6 AC±
  - TOTAL PROPOSED = 16.6 AC±



NOTE: This plan is a preliminary representation of possible development. The program shown and parking calculation are accurate given present level of planning and design. However, the plan due to its preliminary nature is subject to revision and change.

**PLAT TO ACCOMPANY PETITION  
FOR USE PERMIT FOR PARKING IN  
RESIDENTIAL ZONES AT  
OWINGS MILLS TOWN CENTER**  
ELECTION DISTRICT No. 4  
BALTIMORE COUNTY, MD.  
FEBRUARY 24, 1984  
SCALE: 1" = 100'

# Petitioner's Exhibit 3



**KIDDE CONSULTANTS, INC.**

CONSULTING ENGINEERS  
BALTIMORE, MARYLAND



TYPICAL PARKING BAY  
SCALE: 1" = 30'

NOTE: HANDICAPPED SPACES (12' WIDE) WILL BE PROVIDED.

NOTE: This plan is a preliminary representation of possible development. The program shown and parking calculation are accurate given present level of planning and design. However, the plan due to its preliminary nature is subject to revision and change.